

City Council Agenda Item Cover Sheet

Project title:

Council President

Rethink Zoning – briefing on draft land use and zoning map changes, draft zoning use chapter, and a draft building and structure heights chapter.

Council Bill #	Project: Rethink Zoning
	Partner/Supplier: n/a
Agenda dates requested:	Location: City-wide
January 29, 2020	Preceding action: Briefings on 12/19/18, 5/15/19 and 8/7/19
Briefing X	Fund: n/a
Proposed action Consent Action Ordinance Public hearing Yes X No Budget amendment: Yes X No PowerPoint presentation: X Yes No Attachments:	Fiscal summary statement: n/a Project summary statement: This is a briefing on the following draft chapters for Rethink Zoning: Comprehensive Plan: Land Use Map Amendments Zoning: New Zoning Map and Districts Zoning: New Chapter 5, Uses Zoning: New Chapter 22, Building and Structure Heights There are 28 land use map amendments that can be reviewed in a report found at this
Memo on Land Use/Zoning Ch. 22, Heights Summary	link: https://everettwa.gov/DocumentCenter/View/23602/Ex 3 Land-Use-Change-Report 1-14-20.
Department(s) involved: Planning	The draft zoning map and use tables reduces 31 zoning districts down to 12 zoning districts. The draft use tables reduce the number of uses listed in the table from 158 down to 81.
Contact person: David Stalheim	The draft use tables consider some changes in some specific uses from current zoning,
Phone number: 425-257-8731 Email: dstalheim@everettwa.gov	such as bed & breakfast inns, single-family attached (townhouse) in single family zones, single-family detached in multifamily zones, cottage housing in single family zones, group housing, supportive housing (pending other council discussion), short-term rentals, definition of clinics and offices, how parks are zoned and permitted, and future light rail station approvals.
	The memo includes links to exhibits which can also be found on the project website: www.everettwa.gov/rethink .
Initialed by:	The draft building and structure heights chapter consolidates standards from ten different chapters into one. Heights would be mapped throughout the city and would be calculated by floors, and for some zones, feet as well. The draft chapter provides for on method to address height transition to residential zones.
an and the same of	Recommendation (exact action requested of Council):

Briefing only



TO: Cassie Franklin, Mayor

City Council

Planning Commission

FROM: David Stalheim, Long Range Planning Manager

DATE: January 15, 2020

RE: Rethink Zoning – Draft Land Use and Zoning Maps, Use Tables

In May and August of 2019, we presented the planning commission and city council with a review of the existing city zoning districts and a proposal to consolidate those zones. Staff have prepared the draft land use and zoning maps, plus use tables to coincide with the draft zoning maps and are now seeking early input on these changes. This memo highlights the major changes.

Land Use (Comprehensive Plan) Map Amendments

An objective of Rethink Zoning is to minimize the amount of comprehensive plan land use changes, such as changing single family land use to multifamily. During the course of drafting the new zoning maps, we found several places where a land use amendment was warranted.

In most cases, the land use amendment is based on what actually developed on the property, and the change in land use designation and zoning would reflect what we expect in the next 20 years. A full report of the land use changes is attached as Exhibit 3. There are 3 amendments that we want to highlight:

- Everett Clinic and surrounding area Rucker to Colby, 38th to 40th
 - The city allowed extensive office and clinic development in multifamily residential zones if there was a clinic-office overlay in place. Everett Clinic, and numerous other businesses, got established between Rucker and Colby Ave to the north and south of 39th and 40th. Since these uses are not residential in character, we have drafted land use and zoning map amendments for this area (Commercial land use and Mixed Urban zoning). They are shown in two maps in Exhibit 3: ID#'s 4 and 5.
- Additional clinic areas Rucker to Colby, 42nd to 43rd
 - Office and clinics were established in this area along Hoyt and Colby to just south of 43rd. We have drafted land use and zoning map amendments for this area (Commercial land use and Business zoning). This area is shown in <u>Exhibit 3</u>: ID# 6.
- Norton-Grand Pacific to 35th
 - This area has been zoned for multifamily for decades and is within walking distance of Swift stops. However, it is also within an historic overlay and is characterized by historic homes, many of which are single family. We have drafted land use and zoning map amendments for this area (Single Family land use and Urban Residential 2 zoning). Since the area is within walking distance of the Swift stop, it will also be within a transit overlay which is being considered for additional housing types

Planning



2930 Wetmore Ave, Ste. 8A Everett, WA 98201



425.257.8731 425.257.8742 fax



planning@everettwa.gov everettwa.gov that are allowed under current zoning. This area is shown in **Exhibit 3**: ID# 26.

The existing Comprehensive Plan Land Use Map is attached as <u>Exhibit 2</u> and the draft Comprehensive Plan Land Use Map is attached as <u>Exhibit 1</u>.

Zoning Map Amendments

As we have discussed over the past year, we have drafted a new zoning map (<u>Exhibit 4</u>) concept that consolidates zones into fewer districts (12 total). One-page flyers for most of the zoning districts are attached as <u>Exhibit 7</u>. We had found in our review of the existing zoning districts that:

- Allowed uses were nearly identical across similar zoning districts (e.g. single family)
- Development standards had only minor distinctions across similar zoning districts (e.g. commercial zones)

The draft zoning districts, reflected in both the maps and draft Chapter 5 Use table, are as follows:

Land Use	Draft Rethink Zoning			
Designation	Districts	Current Zoning Districts		
Residential, Single Family	Urban Residential 1 (UR1) Urban Residential 2 (UR2)	Suburban Residential (R-S) Single-family Detached, Low-Density Residential (R-1) Single-family Attached, Low-Density Residential (R-1A) Single-family Medium-Density Residential (R-2) Single-family Attached, Medium-Density Residential (R-2A)		
Residential, Multifamily	Urban Residential 3 (UR3) Urban Residential 4 (UR4)	Multiple-family Low-Density (R-3L) Multiple-family Medium-Density (R-3) Multiple-family High-Density (R-4) Core Residential (R-5)		
Metropolitan Center	Urban Residential 4 (UR4) Mixed Urban (MU) Light Industrial 1 (LI1)	Urban Residential (UR) Urban Mixed (UM) Urban Light Industrial (ULI)		
Commercial Mixed-Use	Neighborhood Business (NB) Business (B) Mixed Urban (MU)	Neighborhood Business (B-1) Community Shopping (B-2) Office (B-2B) Broadway Mixed-Use (BMU) General Commercial (C-1) Regional Commercial Office (C-1R) Evergreen Way (E-1) Evergreen Way Mixed-use Overlay (E-1MUO) Waterfront Commercial (W-C)		
Industrial	Light Industrial 1 (LI1) Light Industrial 2 (LI2) Heavy Industry (HI)	Heavy Commercial/Light Industrial (C-2) Office and Industrial Park (M-1) Heavy Manufacturing (M-2) Business Park (M-M) Maritime Services (M-S)		
Local Resource Lands	Agriculture (Ag) Water Resource Management (WRM) All other zoning districts	Agricultural (A-1) Aquatic (AQ) Open Space (OS) Park (P) Water Resource Management (WRM)		

The criteria used to draft the maps is shown in <u>Exhibit 8</u>. The existing Zoning Map is shown in <u>Exhibit 5</u> and the draft Zoning Map is shown in <u>Exhibit 4</u>.

Maps at a larger scale, plus an online interactive map, are available on our Rethink Zoning website. Go to www.everettwa.gov/rethink and click on the Maps tab.

Zoning Use Chapter

A new Zoning Use Chapter 5 has been drafted to correspond with the draft zoning district maps. The Use Table is built using the Metro Everett Use Table (<u>Chapter 19</u>) with some adjustments.

The Metro Everett Use Table streamlined the number of uses from the city's current Use Table in <u>Chapter 5</u>. See comparisons below.

Uses	Current	Current	Draft	
	Chapter 5 Uses	Metro Everett Uses	Chapter 5 Uses	
Non-residential	129	53	62	
Residential	26	17	19	
TOTAL	158	70	81	

As you can see above, we have added some uses to the Metro Everett model, but nearly half the number of uses in the current zoning code. The consolidation of uses is meant to focus more on function and compatibility, while also making future change of uses less complicated. Thus far, the Metro Use Tables have shown to work well in implementation. However, the majority of the uses added to the Metro Use Table were made to be clearer where auto-oriented uses would be allowed, such as auto sales, an important distinction as we scale up city-wide.

As you review the Chapter 5, Uses Table (<u>Exhibit 6</u>), you will see several areas that provide reference to sections that might not be filled in, or are simply highlighted. Rethink Zoning is the preparation of a new development code. As a result, many sections – some yet to be drafted, are moving in the code outline and references to sections must be updated. We will be doing that prior to public hearings.

In other parts of the Use Table, you will note references to other chapters we have not yet presented to you. For example, a new Chapter 8 will focus on Residential development standards and a new Chapter 9 will focus on multifamily development standards. In both of these examples, we are wanting to get more public input on the design and development standards before we complete the drafting. In some situations, we understand that people might want to see those standards before they agree to having a use considered. Please highlight those areas and we will come back to the Use Table for further discussions.

In the new Use Table and zoning districts, we have drafted some uses that represent some potential policy shift in what might be allowed from current standards, so the following highlights some of those changes to look at.

1) Bed and Breakfast Inns. Currently, bed and breakfast inns (B & Bs) are allowed as a conditional use (public hearing) in single family homes only if the home is individually listed on the national, state or city historic register. We have had inquiries about establishing B & Bs in non-historic homes, or historic homes that are not individually listed. Our draft eliminates the historic listing

- requirement and continues to require a conditional use permit (public hearing) in single family zones.
- 2) <u>Dwelling, single-family attached.</u> As we have previously briefed the planning commission and city council, the draft includes single-family attached (i.e., townhouse) in all residential zones, including single family. The intent is to encourage more "middle housing" options, including ownership opportunities within our neighborhoods without changing the character. We have selected a consultant team that will assist in preparing development standards and economic feasibility analysis, as well as helping to facilitate more public input; we hope to have additional public sessions in the latter part of February on these housing types.
- 3) <u>Dwelling, single-family detached.</u> In Metro Everett, we prohibited detached single-family dwellings in the Urban Residential zone. We have extended that prohibition to apply city-wide to all multifamily zones unless located within an historic overlay. The intent of this provision is to reserve our multifamily housing areas for additional density.
- 4) <u>Dwelling, cottage housing.</u> In our previous briefings, we identified cottage housing as a housing type to include within the single-family zones. Design and development standards will be drafted to address compatibility with single-family neighborhoods.
- 5) <u>Group housing.</u> We have drafted a new scheme for group housing that is based on the number of people living in the unit or facility. There are three groups: a) up to six persons; b) seven to sixteen persons; and c) over sixteen persons. In addition, we have two uses that address group housing that is considered temporary shelter. Temporary shelter could include anything from the Mission to domestic violence shelters to tiny home communities.
- 6) Supportive housing. We have eliminated supportive housing from the use table. Supportive housing would be considered as a multifamily residential use if three or more units and allowed only in zones that allow multiple family dwellings.
- 7) Short term rentals. In Metro Everett, we added this use to the Use Tables that regulates people renting out their dwelling for a period of less than 30 consecutive days. These are your vacation rentals, etc. The intent of these standards is to address housing supply and impacts to neighbors when there are short-term rentals without an owner on site. We have identified the use as permitted but have drafted a requirement for a conditional use permit in single-family zones.
- 8) Office and clinic uses. As you recall, the placement of some clinics within downtown or on the ground floor was a topic significantly discussed in the past couple of years. We have not changed the basic use requirements, but have modified the definitions to no longer include dentists, psychiatrists, chiropractors and physical therapists in the definition of clinic; these practices would now be considered an office use.
- 9) Parks. The draft zoning maps no longer have Parks as it's own zoning district. As we did in Metro Everett, we have included Parks in the Use table and permit them in all zoning districts as long as a park master plan or capital facility plan is approved by the city council. This is, in effect, the same as the current Parks zoning but more flexible in that a comprehensive plan and zoning map amendment are not required each time a new park develops.
- 10) <u>Light rail station.</u> We have added a new use in anticipation of light rail in Everett. The use is permitted in all the commercial and industrial zoning districts with a development agreement required to be approved by the city council.

Exhibits List:

- 1) Comprehensive Plan Land Use Map, Draft Rethink
- 2) Comprehensive Plan Land Use Map, Current Adopted
- 3) Comprehensive Plan Land Use Change, Summary Report
- 4) Zoning Map, Draft Rethink
- 5) Zoning Map, Current Adopted
- 6) Chapter 5, Uses, Draft Rethink
- 7) Zoning Districts, Summary, Draft Rethink
- 8) Zone Designation Criteria, Draft Rethink

This memo and all the exhibits can be found on our project website at www.everettwa.gov/rethlnk.

If you have any questions, please feel free to contact me at <u>dstalheim@everettwa.gov</u> or call 425-257-8736.



Rethink Zoning Chapter 19.22, Building and Structure Heights

Part I: Code Amendments at a Glance - Building and Structure (Chapters 19.22):

A. What is it?

This is a new chapter in the Zoning and Development code. Building and structure height requirements were previously found in ten different chapters of the zoning code, often with conflicting provisions. The chapter addresses:

- · heights for principal and accessory buildings,
- where height reductions are required,
- how heights are measures,
- exceptions for heights in industrial zones,
- a development height incentives program,
- other accessory structures and appurtenance height limits,
- modification of building heights and
- building height maps.

B.	Type	of	revision	drafted:
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	Minor revision to an existing chapter
	Major rewrite and relocation of existing chapter
\boxtimes	New chapter

C. Key changes from existing code:

The primary changes from current requirements are as follows:

- Consolidates standards into one chapter
- Maps heights throughout the city
- Makes some changes to the way heights are calculated
- There are some areas of the city where heights are drafted to be decreased
- There are some areas of the city where heights are drafted to be increased, including:
 - o accessory structures
 - o height incentives
- There is a new method to transition heights from residential zones to other zones

Part II: Analysis of Code Amendments

The following analysis is organized by sections of the draft Chapter 22, Building and Structure Heights. Please refer to that chapter for specific text. The chapter can be found in the Rethink Zoning Library (https://everettwa.gov/2453/Rethink-Zoning-Library) or by clicking this link: Rethink Zoning, Building Heights Draft (1-15-20).

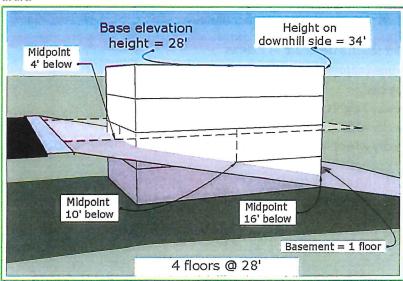
19.22.020 Heights for Principal Buildings

The new building heights table (22-1) sets height standards for each zoning district drafted. All heights are mapped (see 19.22.150) for ease of reference, but only the single-family zones (UR1 & UR2) and one multifamily zone (UR3) have heights set based on the zoning boundary.

The proposal extends what the city did in Metro Everett by describing height limits by floors. The public can better visualize how tall a building is when described in floors than in feet. When looking at the maps, you can start to visualize what 2 ½ floors in single family zones might look like and 7 floors along parts of Evergreen Way.

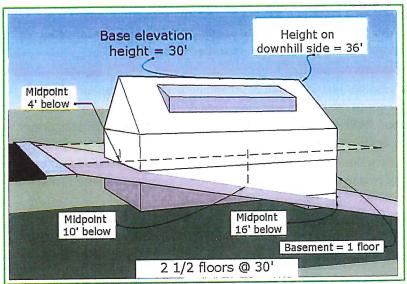
In some zones, the maximum height is set based on both floors and feet. A building must meet both the floor limit and maximum height in feet. For example, using the existing definition of base elevation, it is possible to build a home with more than 2 ½ floors within the current 28' height limitation, or the draft 30' height limitation. The limitation on floors, however, would preclude a 3rd or 4th floor from being constructed.

The following two illustrations show the difference between the existing height measurements and the draft.



<u>Current standards</u>. These calculations are based on a 28' height limitation and the current definition of "base elevation", which means the average elevation of the approved topography of a parcel at the midpoint on each of the four sides of the smallest rectangle which will enclose the proposed structure, excluding all eaves and decks. The approved topography of a parcel is the natural topography of a parcel.

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<u>Draft Concept</u>. This is an illustration of the draft concept where the total floor limit is 2 ½ floors and a maximum height limit of 30'. A half story is a usable living space within a sloping roof (minimum pitch of 4:12), usually having dormer windows for lighting and where the calculated total gross floor area, not counting floor area with a net floor-toceiling distance less than 5', is no greater than 75% of the floor below.

Single Family Heights

Current maximum height limits in the single-family zones is 28' without any limit on the number of floors. The draft maximum height limit for single-family zones is 30', but with a 2 % maximum floor height limit. Single-family zones within % mile of frequent transit may be designated as a "transit overlay" area, which would allow an additional five (5) feet in height and % floor.

Multifamily Heights

Current maximum heights for multifamily ranges from 45' (4 floors) to 80' (8 floors). The draft height for the UR3 zone is increased slightly to 50' but limited to 4 floors. All other heights are mapped and are intended to approximate existing maximum height requirements.

Commercial and Industrial Heights

The new height maps are intended to be consistent with existing height requirements. However, in some circumstances, heights were adjusted. The following are areas where the heights are different from current standards:

- B-2 zones areas currently zoned B-2 (community shopping) have a standard maximum height of 35'. Footnote 27 allows for the height to increase to 80' for multifamily development if located at least 300 feet from a single-family zone or 60' if located 150' from a single-family zone. Some examples of areas where this change can be found:
 - o Lowell the business area along 2nd Avenue is reduced from a theoretical height of 7 floors to 4 floors.
 - W Mukilteo and Olympic Blvd this is a neighborhood corner that includes a church, car wash, gas station and other small business, none of which exceed the 4 floors drafted.

- East side of Silver Lake this area includes a mix of business and residential zoning. The business heights are generally not achievable due to proximity to the lake or residential zoning. A consistent approach to heights – 4 floors, is drafted in this area.
- <u>Industrial Zones</u> there are pockets of industrial zones that are shown to have a higher maximum height limit but are further restricted due to proximity to adjacent residential zones. Some of the areas where changes to the base height have been drafted include:
 - Delta Train Yard/Snohomish River The base height of the M-2 zone (heavy manufacturing) allows for 80' (7-8 floors) but is restricted to 40' when within 100 feet of a residential zone. The draft height maps reduce these areas to 4 floors, but a provision has been added to allow another 2 floors if necessary to support water dependent industrial activities (see 19.22.070).
- Other Commercial Zones there are pockets of commercial zones that are shown to have a
 higher maximum height limit but are further restricted due to proximity to adjacent residential
 zones or have been developed as residential. Some of the areas where changes to the base
 height have been drafted include:
 - E. Marine View Drive The base height of the C-1 zone allows for 50', but up to 80' can be achieved if 300 feet away, or up to 60' if 150' away from single family zones. The draft height maps reduce these areas to 3-4 floors, more consistent with what is possible under current standards and more appropriate to protect views.
 - Glennwood/Kenwood This is a property that is near a single-family neighborhood. The
 draft height maps reduce this area to 4 floors, about the same as the base heights would
 allow.
 - o Greenfield Park A townhome development just south of Everett Mall is on property currently zoned C-1R (regional commercial office). Since this property is recently developed as townhomes, the draft height maps reduce this area to 4 floors. This area is also identified for a potential land use change from commercial to residential to reflect the actual land use that is expected over the next 20 years or more.
 - Huntington Park A multifamily development just north of Everett Mall is on property currently zoned C-1 (general commercial). Since this property is recently developed as multifamily, the draft height maps reduce this area to 4 floors. This area is also identified for a potential land use change from commercial to residential to reflect the actual land use that is expected over the next 20 years or more.
- Evergreen Way heights developed as part of the Evergreen Way plan are complicated. There are basically 3 height standards:
 - The lesser of 75', a height equal to the distance set back from residential lot, or 28' within
 35' of a residential lot
 - o 45' along Rucker and Evergreen Way north of 45th
 - o 75' to 125' south of 45th subject to height stepbacks

The draft building height chapter looks at the corridor a bit differently.

While the code does indicate that up to 125' is possible, you would not be able to
achieve that height for 125' from the adjacent residential zone. Most of the Evergreen
Way corridor is a narrow strip, with few properties that have enough depth to
accomplish a building that tall. We have revised much of this corridor to 7 floors, with

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- another 2 floors possible through height incentives. (See description of height incentives later.)
- There are situations where the zoning along the back side of Evergreen Way (E-1) requires a building that would be lower than what is allowed in the adjacent residential zone. For example, parts of the E-1 zone abut multifamily zones (R-3) that allow buildings to be 45' tall. An R-3 development could build taller than an E-1 development when they abut each other, even though the E-1 zone is meant to allow for taller buildings. The draft concept address this by allowing a building to have the same height as an abutting residential zone. See the description of this later in this memo.

19.22.020 Heights for Accessory Buildings

One of the more challenging code issues for city staff are the height standards for accessory structures or accessory dwelling units. Many discretionary land use permits are required as a result of the height standards. Challenges include:

- Height limited to 15 feet and 6:12 pitch if structure over 200 sq. ft. To build taller requires a discretionary land use permit.
- You can build a detached dwelling unit 24' tall on an alley, but not a garage

The draft does not distinguish between detached accessory buildings and detached accessory dwelling units. The following table is what is drafted.

- On alley lots in single family zones, you could build up to 2 floors or 24' with a 6:12 pitch roof;
 18' or 1 ½ floors with a flatter roof
- On alley lots in a UR2 with transit overlay, or in a multifamily zone, you could build up to 2 floors or 28' in height
- On non-alley lots in single family zones, you could build up to 1 ½ floors or 24' if 20' from rear lot line; 18' height if within rear setback area

19.22.020 Heights for Principal Buildings – Minimum Building Heights

Minimum building heights were first introduced in the Metro Everett development codes. The proposal includes minimum building heights in the multifamily and Mixed Use zones, or along streets designated as Transit Oriented Development (TOD).

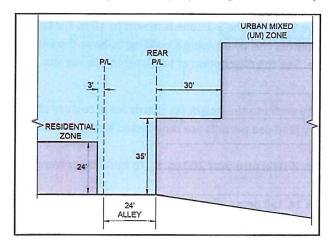
	Zone or Street Designation			
Building Type	UR3	UR4	MU	TOD Streets
Principal Building	2 floors	2 floors	2 floors	4 floors
Accessory Building	No minimum	No minimum	No minimum	No minimum

19.22.030 Where Height Reductions Are Required

There are several different approaches for how heights are currently regulated when they abut a residential zone:

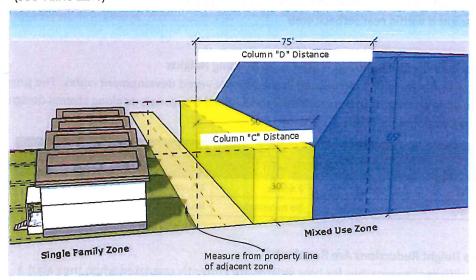
Evergreen Way - The height of any portion of the building shall not exceed the distance that
portion of the building is set back from the residentially zoned lot; within 35', the permitted
height shall not exceed 28'.

- Broadway Mixed Use No portion of a structure within fifty feet of any lot within a zoning district having a lower height limit shall exceed the height limit for the adjacent district
- Metro Everett Development of property within an Urban Mixed (UM) zone, which abuts a
 residential zone along the rear property line with height limits thirty-five feet (35') or less, may
 not exceed thirty-five feet (35') in height within thirty feet (30') from the rear property line.



The draft chapter uses an approach which is similar in nature to the Broadway Mixed Use Zone.

- Building heights adjacent to a residential zone must match the maximum height of that zone for a distance ranging from 35' to 150' (see Table 22-4)
- The distance to match heights is dependent on the zone of the development site, with industrial uses requiring greater distance than a multifamily development adjacent to single family zones (see Table 22-4)



19.22.060 How Heights are Measured

There are four different ways where maximum heights are measured from currently in Everett.

- Base Elevation¹ Most areas of Everett use this way of height measurement.
- <u>Metro Everett</u> measured from the average sidewalk elevation at the front lot line or, where no sidewalk exists, the average of the record profile grade elevation of the street abutting the principal frontage of the building, as determined by the public works department.
- <u>Central Waterfront Planning Area</u> the applicant shall propose and the planning director approve a reasonable base elevation that will accommodate future sea level rise.
- <u>Historic Overlays</u> depending on location, heights can be measured from:
 - The highest point of the sidewalk at the entrance of the building.
 - On sloping sites, such as some parts of Rucker and Grand Avenues, the height calculation will follow the land contour. If the property slopes away from the avenue, the height shall be determined from the highest point of the sidewalk at the entrance to the building. If the property slopes up from the avenue, the height may be determined from the base elevation of the building footprint.

The draft height chapter continues to use the base elevation method as the primary way of determining maximum height. Building off Metro Everett, the measurement of height from the sidewalk elevation is drafted to be expanded to all commercial zones, historic and transit overlay zones. There are two exceptions to where buildings are measured from:

- Alley access accessory buildings heights measured from alley
- <u>Steeper sites</u> any site that uses the sidewalk as the point of measurement but where the site
 has a difference in grade of 5 feet or more, then the height measurement is from base elevation.

19.22.070 Exceptions for Heights in Industrial Zones

Some of the marine and river shoreline areas zoned for industrial uses were changed to have a lower base height elevation. In order to ensure that water-dependent industrial activities are not unduly obstructed by this height change, a provision that allows for an additional two (2) floors is in the draft chapter. This increase in height would be subject to view analysis and public input.

Another exception for height increases, which exists in the current zoning code, is to allow up to 160' for aircraft manufacturing plans near Paine Field.

19.22.080 Heights for Principal Buildings - Incentive Heights

The Metro Everett Plan provided height incentives in exchange for some public benefits. The benefits included providing affordable housing, historic building preservation, green building, public parking, public art and agricultural land preservation. The draft building heights chapter maintains this program and expands it as follows:

 Expanded it to include the frequent transit corridors (e.g. Broadway, Evergreen Way, Everett Mall, Casino Road).

An amendment to the definition of "Base elevation" is proposed as follows: "Base elevation" means the average elevation of the approved topography of a parcel at the midpoint on each of the four sides of the smallest rectangle which will enclose the proposed structure, excluding all eaves and decks. The approved topography of a parcel is the natural topography of a parcel or the topographic conditions approved by the city prior to January 1, 1988, or as approved by a subdivision, short subdivision, binding site plan, shoreline substantial development permit, filling and grading permit, or SEPA environmental review issued after January 1, 1988. On any lot exhibiting evidence of an unapproved fill, a soils analysis may be required to determine the approved topography. An approved bench mark will establish the relative elevation of the four points used to establish the base elevation.

- Height incentives for public parking are limited to Metro Everett, where no parking is required for non-residential development
- A new height incentive program is added for parks, outdoor and common areas

19.22.090 Other Accessory Structures and Appurtenance Height Limits

These standards for antennas, other building appurtenances, places of worship and steeples, flags, signs, and towers for above ground utility and communication facilities, is transferred from existing code provisions and inserted into this chapter.

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Land Use and Zoning Maps, Use Tables ReThink Zoning

David Stalheim, Long Range Planning Manager City Council Meeting, January 29, 2020



Rethink Zoning – Project Schedule

Fall/Winter 2019

Winter 2019-2020

Phase 2:

Phase 1: Concept

Spring - Summer 2020

Phase 3:

Code Testing, Workshops, Briefings

Briefings – Early Code Drafting –

Development

Public Input

Summer - Winter 2020

Phase 4: Public

Action

Hearings &

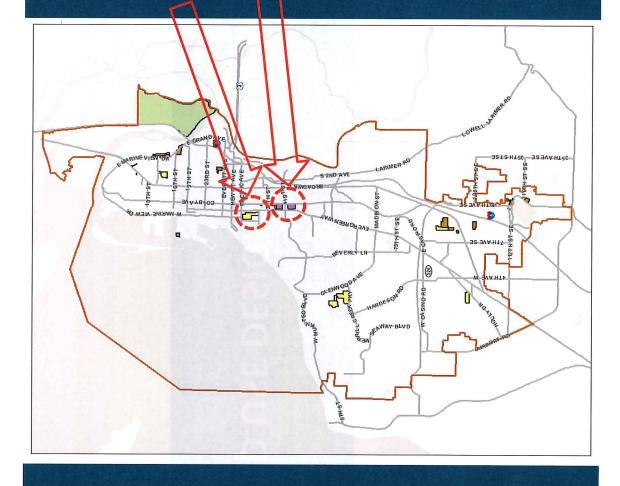
We are here



DRAFT LAND USE DESIGNATION MAP

Comprehensive Plan

Draft
Comprehensive Plan
Land Use Map –
Areas with Changes



See Exhibit 3 for full

report

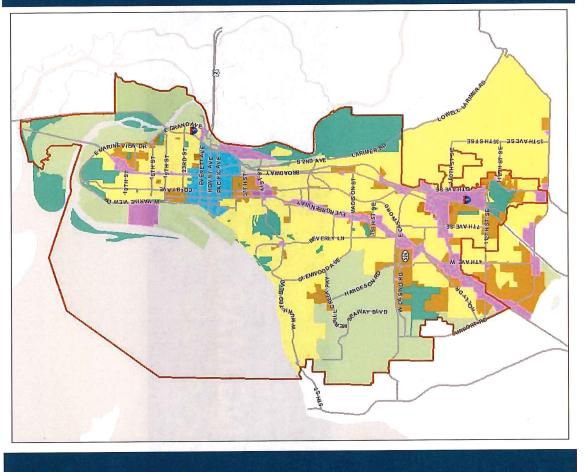
28 Areas Identified; 3 notable changes:

Norton-Grand
• Multifamily to Single-family

Clinic-Office Overlay

• Multifamily to
Commercial

Draft Comprehensive Plan Land Use Map single Family Multifamily commercial Mixed-Use Industrial Metropolitan Center Local Resource Lands



See Exhibit 1

Rethink Zoning

DRAFT ZONING MAP

Draft Zoning Districts

- Review of existing code found:
- Uses nearly identical across similar districts
- Development standards nearly identical across similar districts
- Without changing intent, 31 districts consolidated into 12
- 2 single-family zones (down from 5)
- 2 multifamily zones (down from 5)
- 3 commercial zones (down from 10)
- 3 industrial zones (down from 6)
- 2 resource zones (down from 5)



Zoning District Criteria

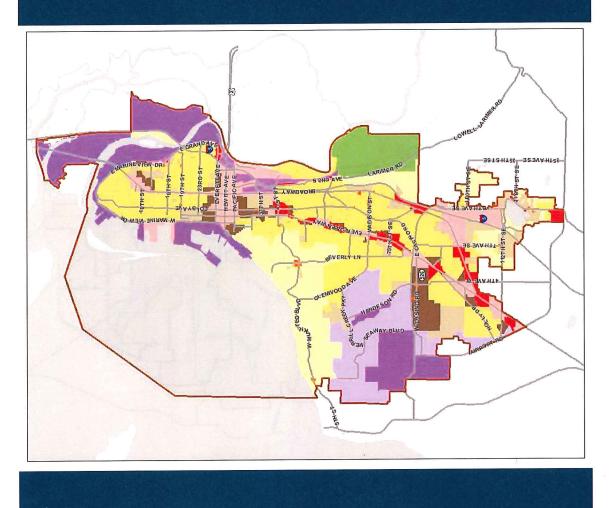
- Criteria based on previous briefings
- Will be incorporated into Comprehensive Plan
- Needed to guide current and future decisions
- See Exhibit 8 (https://everettwa.gov/DocumentCenter/View/23605/Ex 8 Zone-DesignationCriteria 1-14-20)



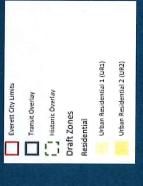
Draft Zoning Map



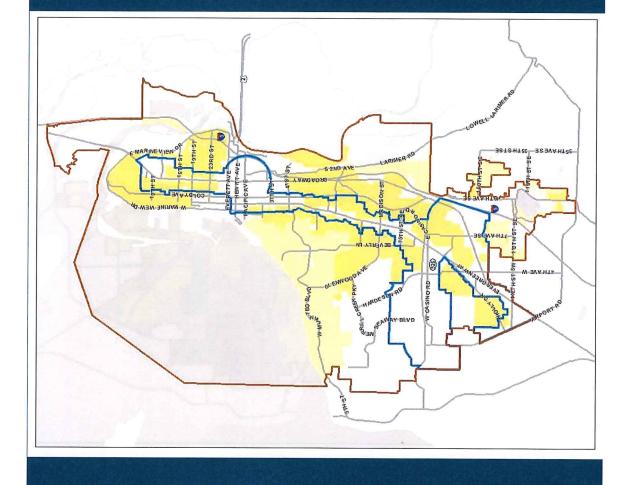
See Exhibit 4



Single Family Zones Draft Zoning Map -



See Exhibit 4



Uses

(change from current):

- Adds Transit Overlay
- Townhouses Duplexes
- Short-term rentals
- Bed & Breakfast Inns
- Supportive housing removed
- Group housing definitions

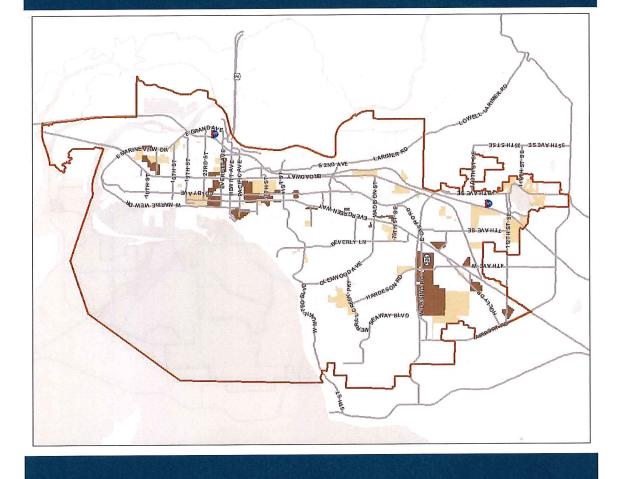
Development Standards:

- See Heights (Ch. 22)
 - Infill Standards:
- Consultant hired
- More input sought
 - Late Feb March

Draft Zoning Map – Multifamily Zones



See Exhibit 4



Uses:

- Single-family detached prohibited, except in historic overlay zones
 - Supportive housing now multifamily
 - Group housing definitions
- Clinic-office overlay removed:
- removed:See land use changes,or
 - or

 Street designated

 Mixed-Use

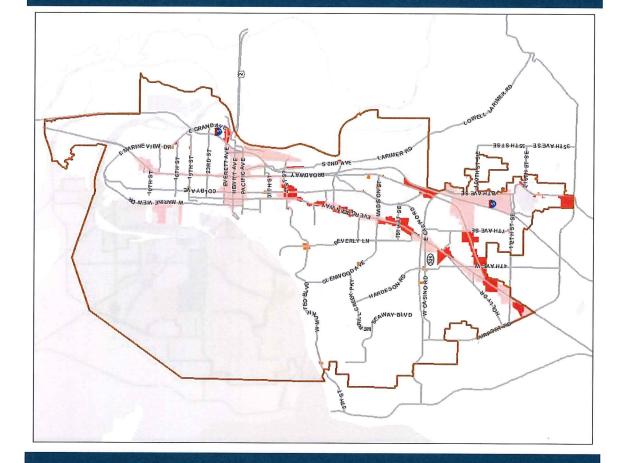
Development Standards:

- See Heights (Ch. 22)
- Multifamily Standards:
 - Consultant hired
- More input sought
 - Late Feb March

Draft Zoning Map – Commercial Zones



See Exhibit 4



Uses:

- Limits in NB zone
- Auto-oriented in B zone
 - Mixed-use in MU zone New clinic definition
- Removes dentist, psychiatrist, chiropractor, physical therapists
 - Light-rail station added
 - City council decision

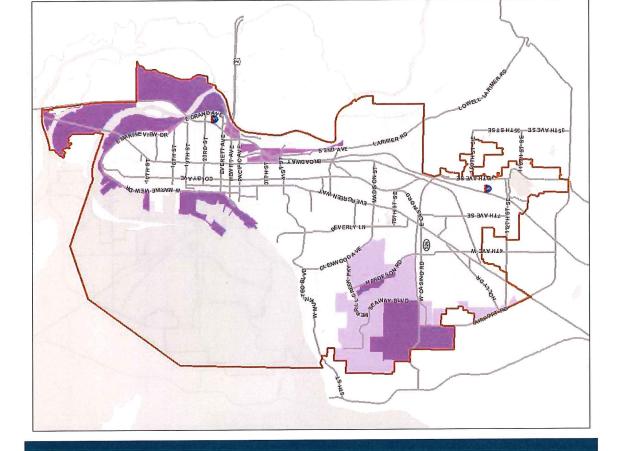
Development

- Standards:
 See Heights (Ch. 22)
 - Standards:
- Feb draft coming

Draft Zoning Map – Industrial Zones



See Exhibit 4

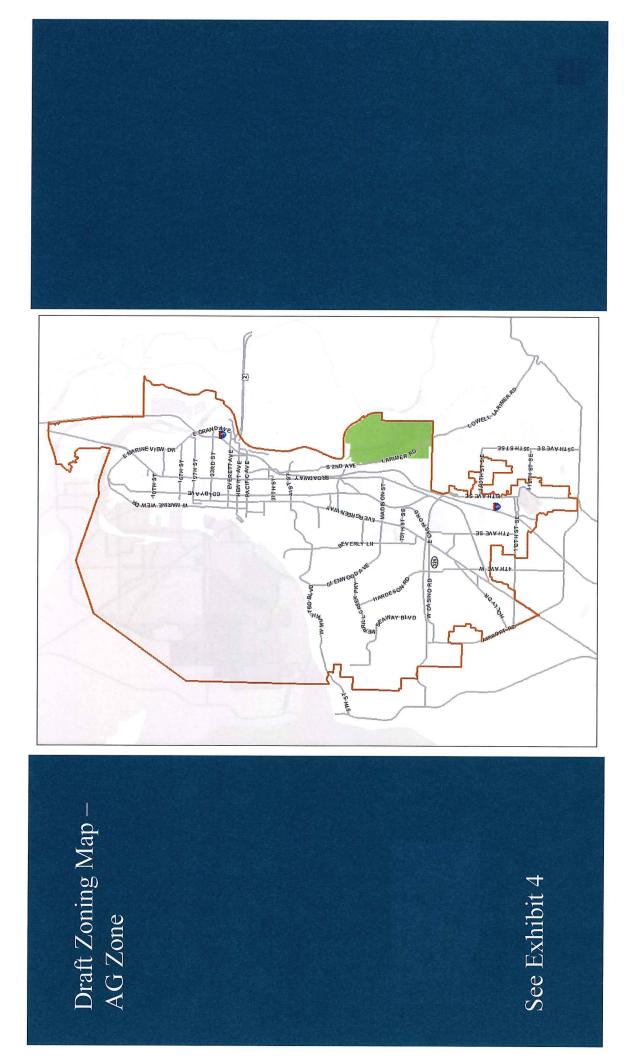


- Uses:
 Light industrial zones same
- Heavy industry
 Light-rail station added
 City council decision
 Could require later
 - revisit to Uses or Land Use for SW Everett

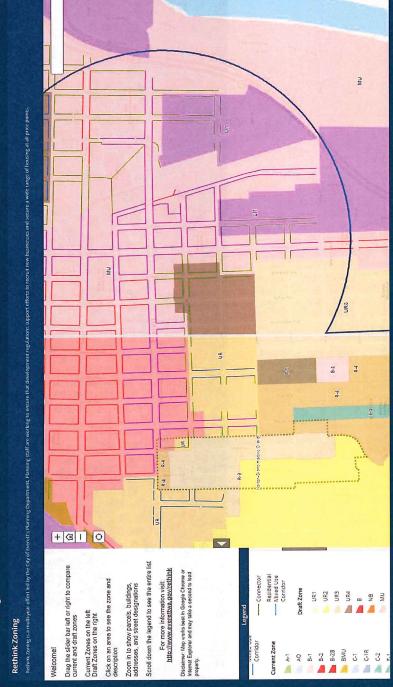
Development Standards:

- See Heights (Ch. 22)

 - Standards:Feb draft coming



Online Map



http://bit.ly/2tDqKPy

Chapter 22, Draft

BUILDING & STRUCTURE HEIGHTS

Main Changes Considered:

- Consolidates 10 chapters into 1
- Maps heights throughout the city
- Could change how some heights are measured
- Height of accessory structures and dwelling units synced
- Develops one approach to transition from residential zones



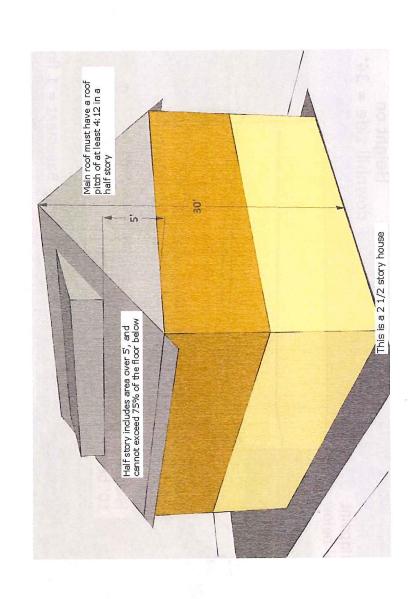
Code Consolidation

- Internal inconsistency & complexity
- 5 heights for M-2 zone found in 2 chapters & 1 footnote
- Conflicts between sections:
- B-1 has 28' height limitation
- Core Residential Area allows 65'

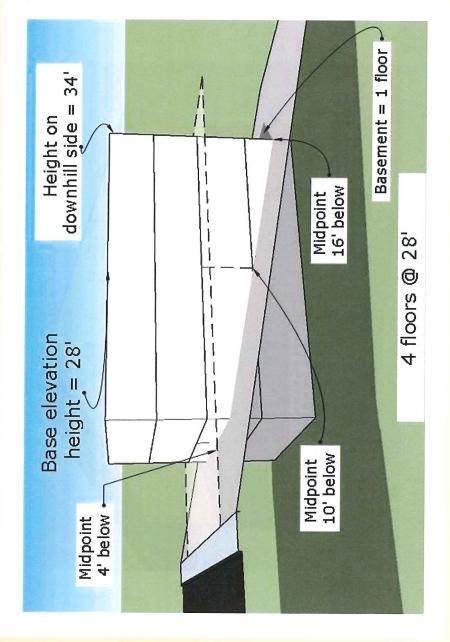




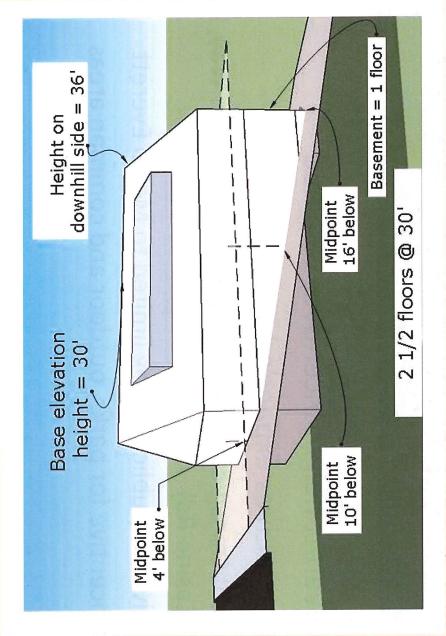




Current Code



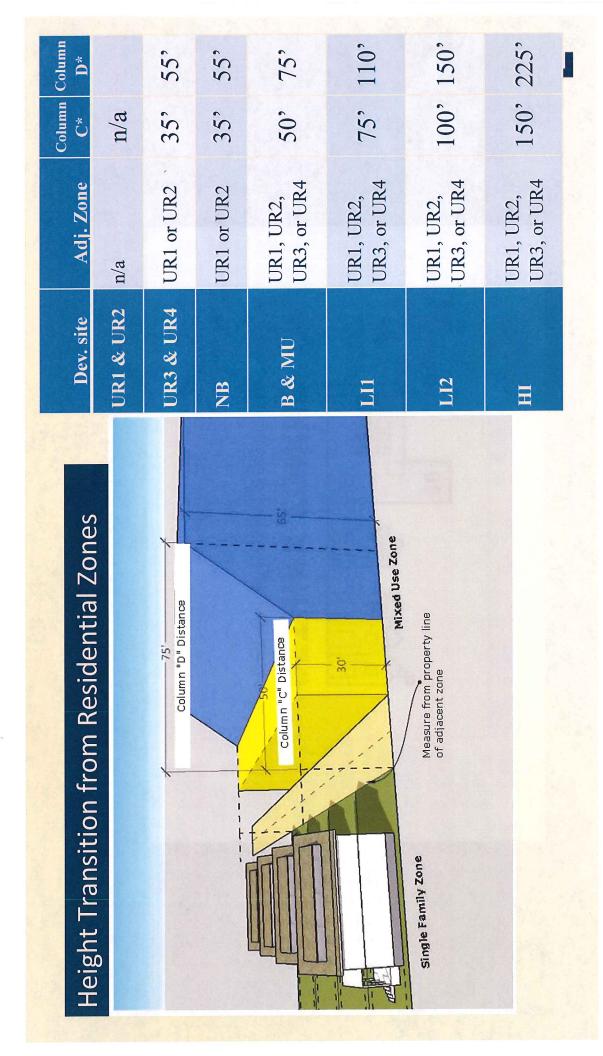
Draft Code



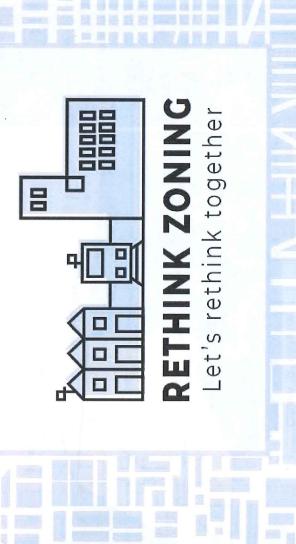
Height Incentives

- Metro Everett height incentives retained
- Height incentives expanded to include:
- Frequent transit corridors (Broadway, Evergreen Way, Everett Mall, Casino Rd)
- Incentive for public parking limited to Metro Everett
- New incentive for parks, outdoor and common areas









www.everettwa.gov/rethink